MINUTES – BOONE TOWN COUNCIL
REGULAR MEETING
SEPTEMBER 23, 2026

CALL TO ORDER

A regular meeting of the Boone Town Council was called to order at 5:00 p.m. on Wednesday, September 23, 2026, in the Boone Town Council Chambers located at 1500 Blowing Rock Road in Boone. Mayor Dalton George presided. Council members present included Mayor Pro-Tem Todd Carter, Virginia Roseman, Anne Pruitt, and Adrian Tait. Town staff present included Interim Town Manager Hank Perks, Town Clerk Nicole Harmon, Grants Coordinator/Communications Laney Wise, Public Works Director Todd Moody, Planning Director Jane Shook, Deputy Planning Director Brandon Wise, Sustainability and Special Programs Manager George Santucci, Finance Director Guy Miller, Police Chief Daniel Duckworth, Commercial Zoning Administrator Amy Snider, Cultural Resources Director Mark Freed (remote), Downtown Development Director Lane Moody (remote), and Town Attorney Allison Meade.

MOMENT OF SILENCE

A brief moment of silence was observed.

WORK SESSION

Interim Town Manager Hank Perkins requested discussion regarding Town-owned properties and the Town's current lack of available office space, noting that Mr. Santucci was currently without a dedicated office. Mr. Perkins stated that the WYN property was vacant and that, with the addition of newly created positions, the Town had no remaining vacant office space. He asked Council to begin considering potential uses for both the WYN property and the Rivers House and noted that, from a zoning perspective, office space would be an appropriate use of the WYN property.

Council Member Roseman expressed concern about using the WYN property for office space, noting that she had envisioned using the property for community use, particularly a daycare.

However, she supported temporarily using the property for office space. Mayor Pro-Tem Carter noted that the property was purchased using Affordable Housing funds and that those funds would have to be repaid if the property were converted to another use. He stated that he had been working with Council Member Ball on a neighborhood plan and a potential affordable housing use for the property. He was not opposed to utilizing the building for office space in the short term and noted that the Rivers House had previously been identified as an appropriate spot for Mr. Santucci's office.

Council Member Tait referenced previous discussions regarding the potential use of the WYN property as a daycare facility and stated that there did not appear to be sufficient demand for that use among Town employees, noting that Blowing Rock currently had vacancies in its daycare program. Council Member Roseman stated that the facility could potentially be made available to teachers and others in the community and felt that, if such a program were established and properly promoted, it would be utilized. She emphasized the importance of honoring the history of the property and its connection to the community. Council Member Tait stated that, given the Town's immediate office space needs, it made sense to temporarily locate employees and new hires in the building while a long-term plan was developed.

Council Member Pruitt agreed that the Town had other projects with more immediate funding needs and supported utilizing the WYN property in its current condition while developing a long-term plan. Mayor George noted that the building was large enough to potentially accommodate both Town offices and community uses and said having Town staff there could be beneficial. Mayor Pro-Tem Carter also noted that portions of the building could potentially be made available to nonprofit organizations.

Council members agreed that obtaining funding for the new Public Works facility should remain a higher priority than undertaking significant renovations to the WYN property. Mayor George suggested reevaluating the property's long-term use after the Public Works facility is completed and suggested that Mr. Santucci could be housed at the WYN property until the Public Works project is completed. He encouraged Mr. Santucci and Mr. Perkins to explore ways to make the WYN property more accessible and usable in the interim.

Council also discussed the zoning process necessary to allow governmental office use on the property. Ms. Shook advised that Council could either add governmental facilities as an allowable use in the zoning district or pursue a conditional district rezoning. Mayor George stated that the conditional district approach would provide an opportunity for community involvement and allow the process to move forward fairly and transparently. Council Member Tait suggested that the required public hearings and meetings associated with the process could also serve as opportunities for strategic planning and to gather community input on the property's future. Mayor George cautioned against creating expectations regarding future uses before a long-term plan had been established. Council reached consensus to pursue the conditional district process

and directed Planning staff to move forward with the process. A neighborhood meeting/Special Town Council meeting regarding the use of the property was scheduled for October 19, 2026, at 5:00 p.m.

Mayor George expressed concern regarding the deteriorating condition of the Rivers House and stated that he believed the property could be well suited for office space. He noted that, as the Town continued to invest in nearby trails and other improvements, it was unfortunate to have the house deteriorating in the middle of those investments. Mr. Moody stated that a previous estimate to renovate the house was approximately $960,000 but noted that the estimate dated back to 2021. Council Member Tait suggested that the Town begin some of the planning work necessary to determine the future of the property.

Mayor George expressed interest in exploring creative funding opportunities for the renovation and shared his vision of utilizing the downstairs as a visitor center and the upstairs for office space, with appropriately managed parking. Mr. Moody agreed to distribute information previously prepared by Bill Dixon to Council and begin working toward an RFP to move the project forward. Mr. Moody also noted that a new roof had been installed on the Rivers House in 2014.

Council Member Pruitt requested that Council consider contracting with an outside provider for information technology services, citing ongoing challenges with GroupWise and MAIS, the Town's financial software. Mayor Pro-Tem Carter agreed that the Town should consider outsourcing its IT services and referenced vendors currently utilized by other organizations. Council discussed issuing an RFP for IT services, with Council Member Pruitt noting the scope could also include technical support for Town meetings. Mayor Pro-Tem Carter suggested first engaging a firm to conduct a comprehensive IT audit and develop a prioritized list of projects and technology needs.

Council Member Pruitt said the Town should not rely on the Fire Chief to provide IT support in addition to his regular responsibilities. Mayor George suggested allowing Mr. Perkins to evaluate the Town's needs and available options. Mr. Perkins stated that GroupWise could be transitioned to another platform, such as Microsoft or Google, and noted that he was already meeting with a potential new financial software vendor. He agreed to explore options for outsourcing IT services, migrating from GroupWise to another platform, and potentially transitioning to a different financial software system.

Council Member Tait stated that, while completing the Regional Comprehensive Transportation Plan survey, he identified several locations where Town-owned sidewalks could be improved and asked whether the Town maintained a priority list for sidewalk projects. Mr. Moody confirmed that a priority list existed but noted that the remaining projects had become increasingly expensive, which had slowed progress. Council Member Tait asked whether Council should revisit the priority list, and Mr. Moody agreed that it would be worthwhile to review and reevaluate the Town's sidewalk priorities.

Council Member Roseman raised concerns regarding the condition of the trees on the Jones House lawn, noting that a large limb had recently fallen and that Council would need to determine how to address the aging trees. Mr. Moody stated that the Town had engaged arborists in addition to its own staff arborist and had taken measures to maintain and stabilize the trees, but acknowledged they would eventually need to be removed. He noted that staff had previously recommended removal of the trees, but the recommendation had not been pursued by Council at the time. Mayor George suggested contacting the American Chestnut Foundation regarding potential replacement trees when removal became necessary. Council Member Roseman expressed interest in preserving portions of the existing trees and incorporating the wood into artwork following their removal. Mayor George suggested inviting the Town's arborist to a future Council meeting to provide an assessment and report on the condition of the trees.

Mayor George declared a break at 5:50 p.m. Council reconvened at 6:03 p.m.

TENTATIVE AGENDA ADOPTION

Upon a motion by Council Member Roseman, seconded by Mayor Pro-Tem Carter, Council voted to approve the agenda as presented.

VOTE: Aye: Roseman, Carter, Pruitt, Tait
Nay: None
Absent: Ball

PUBLIC COMMENT

Ian Robinson of Boone spoke regarding Howard Street and noted the significant changes that had occurred in the area over the years. He proposed changing the direction of traffic on the section of Howard Street between Depot Street and Appalachian Street, stating that the change could help address several existing traffic concerns. Mr. Robinson provided Council with information from NCDOT in support of the proposed change and indicated that he would come back to Council in the future with additional information.

Ben Miller of Boone spoke regarding the Beverly Heights rezoning request on the agenda. Mr. Miller stated that he had lived in the neighborhood since the 1960s and referenced protections established by the original developer. He requested that the two-foot strip of property that currently serves as a buffer retain its current purpose and noted that Beverly Heights was one of Boone's Neighborhood Conservation Districts. Mr. Miller asked Council to preserve the existing zoning and help protect the character of the neighborhood.

Bonnie Berkowitz of Boone spoke regarding the proposed development and expressed concerns about its potential impact on the surrounding neighborhoods. She stated that Oak Street was very narrow and already experienced safety issues with motorists traveling the wrong direction. Ms. Berkowitz questioned the need for additional student housing and expressed concerns regarding increased traffic, access to the development, and existing issues with the nearby traffic signal. She also noted that she had not seen information regarding an environmental impact study or consideration of a potential pedestrian bridge over the extension. Ms. Berkowitz asked Council to deny the proposal.

Gene Howell of Boone spoke in opposition to the proposed development and expressed concerns regarding its potential impact on traffic. He stated that students would likely use State Farm Road when traveling to extracurricular activities and other destinations after classes, and he expressed concern that the surrounding roads could not accommodate the additional traffic generated by the development.

Geoff Graham of Boone spoke in opposition to the proposed development, stating that the revised plan did not substantially address concerns previously raised regarding density, affordable housing, traffic, and impacts on the Beverly Heights neighborhood. He expressed particular concern regarding the proposed traffic changes, increased use of State Farm Road, and pedestrian safety. Mr. Graham concluded by noting that the Planning Commission had previously considered the project and unanimously recommended denial.

Paula Ward of Boone spoke in opposition to the proposed development, citing concerns regarding its size and the potential increase in traffic, even with the reduction in units and proposed AppalCART stops. She expressed concern about buses traveling on the narrow surrounding roads and asked Council to consider the residents who currently call the neighborhood home. Ms. Ward stated that the proposed development would significantly change the character of the neighborhood.

Hannah Brady, a resident of the Beverly Heights neighborhood, spoke out against the proposed development. She questioned whether the proposed attainable housing units would be affordable for Watauga County School employees, for whom it is being marketed, and expressed concerns regarding the developer's projected traffic reduction and the lack of comparable studies specific to Boone. Ms. Brady referenced a petition signed by more than 1,000 community members and asked Council to deny the proposal.

Chris Thaxton of Boone spoke in opposition to the proposed development. He stated that he had spoken with numerous community members and had not encountered support for the project, either through those conversations or on social media. Mr. Thaxton urged Council to listen to citizens' concerns about the proposed development.

Rob Holton of Boone, a local property management business owner, spoke in opposition to the proposed development and expressed concerns regarding traffic, pedestrian safety, and the demand for additional apartment housing. He stated that he, his family, and employees had experienced safety concerns with existing traffic patterns and believed the development could further impact those conditions. Mr. Holton also raised concerns regarding increased water issues at an apartment building below Town Hall following the Howard Street construction and noted that Town staff had been helpful in addressing the matter so far.

APPROVAL OF ITEMS ON CONSENT AGENDA

Upon a motion by Council Member Pruitt, seconded by Council Member Tait, Council voted to approve the following items on the Consent Agenda:

1. Minutes
    - Town Council Regular Meeting – August 26, 2026
    - Town Council Regular Meeting – September 9, 2026
2. Proclamation
    - Dolly Parton Day

Mayor Pro-Tem Carter read the proclamation into the record, and a vote was called.

PROCLAMATION PROCLAIMING SEPTEMBER 25 (9/25) 2026 AS
DOLLY PARTON DAY IN THE TOWN OF BOONE

WHEREAS, Dolly Parton grew up in a one-room, dirt-floor cabin in the hills of Appalachia and epitomized the hard-working virtues of "mountain folk," as she was fond of saying; and

WHEREAS, despite becoming a worldwide phenomenon and one of the most influential, beloved, and awarded artists in American music history, Dolly never forgot where she came from; and

WHEREAS, Dolly lived her life by example, choosing kindness over bitterness and unity over division by embracing people from all walks of life no matter their beliefs, experiences, backgrounds, race, gender, sexuality, or religion; and

WHEREAS, Dolly demonstrated an enduring commitment to philanthropy and service by establishing the Dollywood Foundation, the Imagination Library, and the My People Fund; as well as her millions of dollars in gifts for pediatric cancer, infectious disease, and COVID-19 research, hunger relief, education, and Hurricane Helene recovery; and

WHEREAS, September 25, written as 9/25, provides a fitting tribute to Dolly and her iconic film and song "9 to 5," while giving our community an opportunity to celebrate her legacy and emulate her kindness; and

WHEREAS, I ask that every citizen in the Town of Boone, and beyond, do at least "One Good Deed for Dolly." Show kindness to a stranger, donate to your favorite nonprofit, or if you see someone without a smile, give 'em yours; and

WHEREAS, if every person in the Town of Boone, and beyond, does one good thing for someone else, imagine the difference one day can make; and

NOW, THEREFORE, IT BE PROCLAIMED, that I, Mayor Dalton George, on behalf of the Town of Boone Council, do hereby proclaim Friday, September 25, 2026, as "Dolly Parton Day" in the Town of Boone and encourage all citizens to join us in this special observance.

This the 23rd day of September, 2026.

VOTE: Aye: Pruitt, Tait, Roseman, Carter
Nay: None
Absent: Ball

PLANNING MATTERS

Consideration of July 27, 2026 Public Hearing Case

Ms. Snider presented the above case and reviewed revisions to the proposal, including reductions in the number of units, buildings, and parking spaces, as well as the addition of green space. She noted that the Planning Commission recommended denying the request.

Council Member Roseman stated that her priority remained protecting the surrounding community and that the revisions did not adequately address her concerns. In response to a question from Mayor George regarding uses permitted by right under the existing zoning, Ms. Snider reviewed several allowable uses, including general business, retail, restaurants, medical and business offices, grocery stores, and multifamily development with a smaller bedroom count. Mr. Wise further clarified that an R-3 apartment complex would require a conditional district rezoning, while a townhome development of up to approximately 100 bedrooms could be permitted by right.

Council Member Tait stated that Council had heard the concerns of the community and had attempted to encourage housing that could serve the broader community rather than primarily students. He stated that he did not fault the developer but believed the amount of student housing proposed was too great for the site. He also expressed concern that the requested variances appeared to primarily maximize the number of units on the property and stated that he did not support the proposal.

Mayor Pro-Tem Carter stated that development approaches that worked for one property or developer were not necessarily appropriate for every location. He expressed concern that the area

was not a walkable corridor and that the proposal did not adequately mitigate traffic impacts. He stated that he did not believe the development was a good fit for the area and did not support the request.

Council Member Pruitt stated that she had hoped the revised proposal would provide a solution to the traffic concerns. She expressed concern that approximately 600 beds utilizing access from a one-way, one-lane road onto Highway 105 was not feasible and stated that the traffic concerns remained unresolved.

Council Member Roseman made a motion that the proposed amendment to the Town's zoning map is not consistent with the Town's current comprehensive plan because of the following from Boone Next:

Goal 1.1: A sustainable built pattern: Boone's interwoven natural and built environments will promote social, environmental, and fiscal sustainability while aiming to reduce auto- dependence and the roots of traffic congestion. The town will be a leader of green building design and climate responsibility.

Goal 1.2: Development true to Boone's vision: Boone's development and redevelopment will enhance the best of the town's existing built environment and reinforce the vision set forth in this plan.

Policy 1.2.1: Build the Town for People: To the extent possible, the built environment should be human- scale and pedestrian oriented rather than large-scale and auto-oriented. There are urban design characteristics that transcend eras, styles, and typologies that help to explain why Boone's beloved downtown makes human beings comfortable. Human-scale development is not defined by density, but instead by urban design that makes human beings comfortable and happy navigating streets, activity centers, and neighborhoods on foot. Human-scale built environments might consider terminating vistas at the end of streets or the width and frontage of new buildings.

Goal 1.3: A preserved heritage: Boone's unique architectural and cultural history is celebrated. The town preserves historic buildings and encourages the design of new buildings and places that complement its architectural heritage.

Goal 2.4: Increase mobility through capacity & access management: Ensure Boone's street network supports safe, reliable transportation for all modes by addressing growth-related challenges with strategic roadway improvements beyond traditional widening.

Chelsea Garrett, attorney for the developer, spoke up with concern that her client had not had the opportunity to speak. Ms. Meade explained the public comment procedure and added that if the

Council wished to reopen it, her client was welcome to speak. Council agreed to reopen the public comment period, but her client declined to speak.

Council Member Roseman then withdrew her motion.

Mayor Pro-Tem Carter then made a motion that the proposed amendment to the Town's map is not consistent with the Town's current comprehensive plan because conflict with respect to the following provisions of Boone Next:

Goal 1.1: A sustainable built pattern: Boone's interwoven natural and built environments will promote social, environmental, and fiscal sustainability while aiming to reduce auto- dependence and the roots of traffic congestion. The town will be a leader of green building design and climate responsibility.

Goal 1.2: Development true to Boone's vision: Boone's development and redevelopment will enhance the best of the town's existing built environment and reinforce the vision set forth in this plan.

Policy 1.2.1: Build the Town for People: To the extent possible, the built environment should be human-scale and pedestrian oriented rather than large-scale and auto-oriented. There are urban design characteristics that transcend eras, styles, and typologies that help to explain why Boone's beloved downtown makes human beings comfortable. Human-scale development is not defined by density, but instead by urban design that makes human beings comfortable and happy navigating streets, activity centers, and neighborhoods on foot. Human-scale built environments might consider terminating vistas at the end of streets or the width and frontage of new buildings.

Goal 1.3: A preserved heritage: Boone's unique architectural and cultural history is celebrated. The town preserves historic buildings and encourages the design of new buildings and places that complement its architectural heritage.

Goal 2.4: Increase mobility through capacity & access management: Ensure Boone's street network supports safe, reliable transportation for all modes by addressing growth-related challenges with strategic roadway improvements beyond traditional widening.

Council Member Tait seconded the motion.

VOTE: Aye: Pruitt, Tait, Roseman, Carter
Nay: None
Absent: Ball

Mayor Pro-Tem Carter made a second motion to deny the requested rezoning (Ordinance A26-0357) on grounds that denial is reasonable and in the public interest because of the inconsistent changes, traffic issues, lack of commitment on the part of the developers, and not keeping with the spirit of the neighborhood conservation districts.

Council Member Roseman offered a friendly amendment that, in denying the rezoning request, the Town Council is protecting the safety of neighborhood and community roads for smaller lane streets, protecting the community's walkability, and preventing unsafe pedestrian traffic and other unsafe environments. Mayor Pro-Tem Carter accepted this amendment.

Council Member Roseman seconded the motion.

VOTE: Aye: Pruitt, Tait, Roseman, Carter
Nay: None
Absent: Ball

Break at 7:03 p.m. Council reconvened at 7:10 p.m.

COUNCIL MATTERS

Update on Town Manager Hiring Process

Mr. Perkins stated that the Town Manager position would be readvertised with assistance from Dr. Mitchell and the Town Attorney. Ms. Meade indicated that the advertisement would be revised to include a starting salary range of around $170,000 to $215,000; that the car allowance would be removed, and, if Council agreed, to provide greater flexibility with the residency requirement by allowing up to two years for relocation. Mr. Perkins also recommended adding several credential requirements to the advertisement. Dr. Mitchell suggested that she and Mr. Perkins work together to finalize a marketing plan for the recruitment. Ms. Meade noted that if the additional recruitment efforts resulted in costs exceeding the existing contract amount, the matter would return to Council for consideration. Council was in consensus in supporting staff's recommendations.

Discussion Regarding Rental Payments & Minimum Housing Codes

Mayor George proposed discussion regarding ordinances adopted by other North Carolina municipalities to provide additional protections for renters living in substandard housing. Ms. Meade noted that state law already provides certain protections related to rent payments when a property is uninhabitable, but agreed to research how other municipalities have used minimum housing standards to more clearly define habitability and strengthen those protections. Mayor George emphasized that the intent was to ensure fairness when tenants were paying rent for

housing that had been determined to be substandard. It was the consensus of Council for the Town Attorney to research the issue and bring additional information back for consideration.

Recommendation for the Award of Janitorial Services Agreement

Mr. Miller presented the recommendation to award janitorial services for Town facilities and noted that the Town had previous experience with the two lower bidders. He also discussed concerns regarding the quality of services provided by the Town's current cleaning contractor and noted that the proposed contract amount was approximately equal to the amount budgeted for cleaning services.

Council members discussed whether management of the cleaning contract should remain with Finance or be transferred to Facilities. Mayor Pro-Tem Carter stated that, as the Town continued efforts to streamline operations, he preferred assigning oversight of the cleaning contract to the Facilities Superintendent, and other Council members agreed. Upon a motion by Council Member Roseman, seconded by Council Member Tait, Council voted to approve the recommendation and agreement as presented.

VOTE: Aye: Pruitt, Tait, Roseman, Carter
Nay: None
Absent: Ball

Monthly Financial Update

Mr. Miller presented the monthly update for the Town of Boone. A complete copy of the presentation is available online at boonenc.gov.

Consideration of Agreement – NCLM

Upon a motion by Council Member Pruitt, seconded by Council Member Roseman, Council voted to accept the addendum to the previously adopted agreement between the Town of Boone and the North Carolina League of Municipalities as presented.

VOTE: Aye: Pruitt, Tait, Roseman, Carter
Nay: None
Absent: Ball

Consideration of Amendment to Town Code § 50.291 Regarding Extension of Water or Sewer Service to State-Owned Properties

Ms. Meade presented a proposed amendment to Section 50.291 regarding water and sewer extensions outside the corporate limits. The amendment would add an exception allowing Council to consider extensions without requiring annexation when the development involves property owned or used by the State of North Carolina, the University of North Carolina, or its constituent institutions and is exempt from Town zoning and land use regulations under state law.

Ms. Meade explained that requests meeting the proposed exception would still come before Council for consideration and remain within Council's discretion. She noted the ordinance could alternatively be written to allow staff approval, with matters referred to Council when concerns arise. Ms. Meade indicated such requests were not expected to occur frequently and expressed support for retaining Council oversight, particularly given recent changes in state law affecting municipal authority. Council members agreed that retaining discretion over these requests was preferable. Ms. Meade noted one grammatical error (requiring an insertion of an "or" before the additional paragraph) to be resolved.

Upon a motion by Council Member Roseman, seconded by Council Member Tait, Council voted to approve the amendment to Town Code § 50.291 as amended.

VOTE: Aye: Pruitt, Tait, Roseman, Carter
Nay: None
Absent: Ball

Ordinance # _____

AN ORDINANCE TO AMEND CHAPTER 50, SECTION 291 OF THE TOWN OF BOONE CODE OF ORDINANCES REGARDING WATER AND SEWER EXTENSIONS AND CONNECTIONS OUTSIDE OF TOWN LIMITS

WHEREAS, the Town of Boone operates a public water and sewer system under the authority of Chapter 160D of the N.C. General Statutes; and

WHEREAS, the Boone Town Council finds it desirable and in the best interests of the residents of Boone to make certain modifications to the town's ordinance regarding extensions and connections of water or sewer outside the town limits in light of the change to state law codified at N.C.G.S. §160D-913 exempting certain state-owned and managed properties and developments from the town's zoning and development regulation;

NOW THEREFORE, BE IT ORDAINED BY THE BOONE TOWN COUNCIL THAT:

SECTION 1. Section 50.291of the Boone Code of Ordinances is hereby revised as set forth in the attached **Exhibit A** to this Ordinance, which is incorporated by reference.

SECTION 2. All provisions of any Town ordinance in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 3. In the event any section, subsection, subdivision, paragraph, subparagraph, item, sentence, clause, phrase or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this ordinance, which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of this ordinance.

SECTION 4. This Ordinance shall be effective immediately upon its adoption by Town Council.

Adopted this _____ day of _____, 2026

_____ ATTEST: _____

Dalton George, Mayor Town Clerk

EXHIBIT A

§ 50.291 EXTENSIONS AND NON-HARDSHIP CONNECTIONS OUTSIDE OF THE TOWN LIMITS PROHIBITED EXCEPT UPON APPROVAL OF ANNEXATION AND ZONING; EXCEPTIONS.

(A) Except in cases of hardship connections approved pursuant to § 50.290, no water or sewer connection or extension will be allowed until the property owner has petitioned and been approved for annexation and the property has been zoned.

(B) Exceptions for certain government-owned properties. In its discretion based upon its weighing of the public interests, and upon such additional conditions as it may choose to impose, Town Council may authorize a water or sewer connection of property located outside the town corporate limits if the property is owned by the State of North Carolina, the town, or Watauga County and either:

(1) The property is to be used for public utility purposes as authorized per G.S. § 116-35 (regarding university utilities); or

(2) The property is to be developed with the financial assistance of Watauga County and/or the town pursuant to the authority granted by G.S. § 158-7.1 for local government support of economic and industrial development. For purposes of this division, "financial assistance" is intended to include the provision of a leasehold interest in real estate, but is not intended to include the mere provision of water or sewer or other utility infrastructure itself. This exception is not intended to include any residential housing project of any nature.

(3) If the development at issue constitutes the construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, demolition, or use of any building or property by (i) the State of North Carolina, or (ii) by The University of North Carolina or any of its constituent institutions so as to be exempted from town zoning and land use regulation under state law.

(C) In order to proceed with an application under division (B), the applicant must present to the Town Council a general development plan setting forth planned uses, siting of structures, sketch drawings of buildings/elevations, and any such additional information, drawings, or plans as may be required by Council. However, the foregoing provisions is not intended to limit the Council's discretion as to what information, drawings, or plans it may require. For example, in its discretion, the Council may require documentation sufficient to meet the requirements for site-specific plan approval under the town's development ordinance.

(D) Any water or sewer connection granted under division (B) is limited to the use of development site as presented in the general development plan presented to Council. In the event the use of the site is substantially changed or the property sold to a non-governmental entity, the Director shall provide 30 days written notice and disconnect the water/sewer connection.

§ 160D-913. Public buildings.

(a) Except as provided in G.S. 143-345.5 and this section, local government zoning and development regulations are applicable to the erection, construction, and use of buildings by the State of North Carolina and its political subdivisions.

(b) Except as provided in G.S. 143-345.5, this Chapter shall not apply to the construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, demolition, or use of any building or property by the State of North Carolina, if the project is managed by the State Construction Office, or The University of North Carolina or any of its constituent institutions, if the project is managed or authorized by The University of North Carolina, and the project is located in whole or in part in Buncombe, Orange, Watauga, or Wake County.

(c) Except as provided in G.S. 143-345.5, this Chapter shall not apply to the construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, demolition, or use of any building or property when the project is managed by the Legislative Services Commission.

(d) Notwithstanding the provisions of any general or local law or ordinance, except as provided in Part 4 of Article 9 of this Chapter, no land owned by the State of North Carolina may be included within an overlay district or a conditional zoning district without approval of the Council of State or its delegate.

(e) For properties exempt from this Chapter under subsection (b) or (c) of this section, the State Construction Office or the Legislative Services Commission shall consult with the appropriate county or city with jurisdiction with regard to all of the following:

(1) Water and sewer services to be provided to the project.
(2) Stormwater implications of the project.
(3) Impacts on traffic patterns and parking.
(4) Perimeter buffering, landscaping, tree protection, and riparian buffer requirements.
(5) Local environmental regulations adopted under Part 2 of Article 9 of this Chapter.

DRAFT

Appointment to Historic Preservation Commission

Council Member Roseman nominated Adelia Daly to serve on the Historic Preservation Commission. Hearing no further nominations, Mayor George called for a vote.

VOTE: Aye: Pruitt, Tait, Roseman, Carter
Nay: None
Absent: Ball

With no further discussion, Mayor George adjourned the meeting at 7:48 p.m.

_____ _____

Nicole Harmon, Town Clerk Dalton George, Mayor